

CITY OF FORT LAUDERDALE Downtown Development Projects

Updated January 2018

**Total Development
(Built and Approved Projects)**
Residential Units 17,097
Commercial Square Ft. 2,828,704
Office Square Ft. 4,338,391
Hotel Rooms 1,241

In Review

Residential Units - 2,384
Commercial Square Ft. - 81,341
Office Square Ft. - 207,000
Hotel Rooms - 529

Approved

Residential Units - 5,793
Retail Square Ft. - 431,548
Office Square Ft. - 572,379
Hotel Rooms - 195

Under Construction

Residential Units - 3,432
Retail Square Ft. - 150,751
Office Square Ft. - 78,537
Hotel Units - 796

30. URBN @ Flagler

401 NE 3rd Avenue
16 Story residential, 217 residential units,
3,200 SF commercial
Developer: Third Avenue Dev LLC &
First Evangelical Lutheran Church



65. AlexanTarpon River

501 SE 6 Avenue
24 Story Residential Multifamily
191 units
Developer: Edgewater House LLC



55. Apache Lofts

401 NW 1 Avenue
7 Story residential, 332 residential units.
Developer: HOOPER
CONSTRUCTION, INC



54. 488 Residences

444 SW 1 Avenue
38 Story residential, 362 residential units.
6,200 SF commercial
Developer: SWFLB LLC



48. The Residences of Las Olas

200 E. Las Olas Blvd.
42 Stories, 419 residential units,
4,450 sf retail
Construction value: \$150,000,000
Developer: TRESH 200 E LAS OLAS
HOLDCO, LLC.



36. Sistrunk Townhouses

103 NE 6 Street
3 Story residential, 24 residential units
\$4.5 million construction value
Developer: FLL Land Holdings LLC



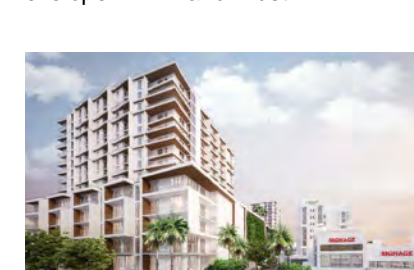
37. 100 Las Olas

100 E. Las Olas Boulevard
48 Story residential and hotel
121 residential units, 228 hotel
rooms
6,993 sf commercial
\$200 million construction
value
Developer: KG Las Olas
Trustee, LLC



29. Quantum at Flagler Village

701 N. Federal Highway
15 Story residential, 328 residential units
9 Story hotel, 137 rooms.
7,572 sf commercial
\$87.3 million construction value
Developer: F V Land Trust



47. Aloft Hotel

313 NE 2nd Street
12 Stories, 199 hotel rooms,
6,208 sf commercial
Construction value: \$24,000,000
Developer: FEDEQ DV003 LLC



66. Alta Flagler Village Phase II

404 NE 7th Street
12 Story Residential Multifamily
271 units
Developer: Alta Flagler Phase II, LLC



46. New River Yacht Club III

416 SW 6th Street
8 story, 190 residential units
1,800 s.f. retail/restaurant
Construction value: \$26,000,000
Developer: New River III, LLC



41. New River Central

100 SW 6th Street
35 stories, 407 residential units
5,697 s.f. of retail
Developer: New River Central, LLC



44. Flagler 626

626 NE 1st Ave
12 stories, 90 residential units
\$18.5 million construction value
Developer: BRYL Development LLC



27. Tribute/Element Hotel

299 N. Federal Highway
24 Story hotel, 323 rooms
10,897 sf commercial
Developer: 299 N. Fed Master LLC



28. ORA

673 NE 3rd Avenue
6 Story residential, 292 residential units
Developer: Fairfield



51. Riverfront

330 SW 1st Avenue
E Tower 46 stories, W Tower 42 stories
1,214 residential units
40,000 s.f. retail
Developer: Las Olas Riverfront, L.P.



53. 550 Building - Parking Garage

500 South Andrews Avenue
8 stories parking garage
14,000 s.f. commercial
Developer: Blackhawk Properties
and Investment



7. Marina Lofts

400 SW 3rd Avenue
Three 25 Story residential towers,
856 residential units, 19,200 sf commercial
\$250 million construction value
Developer: Cymbal Development



45. 4 West Las Olas

4 W Las Olas
25 Story residential, 260 residential units
3,195 SF retail
Developer: One River Plaza Co.



32. Flagler Townhomes

* In permit review
645 NE 4 Avenue
3 Story residential, 5 residential units,
\$1.8 million construction value
Developer: 645 Art Lofts, LLC



24. New Restaurant/Bar

301-307 SW 2 Street
10,430 sf restaurant/bar
\$3 million construction value
Developer: 301 Second Corporation



33. 788 East Las Olas

788 E. Las Olas Boulevard
18,142 sf commercial, 16,287 sf office.
Developer: Las Olas Company Inc.



5. The Rise

411 NE 2nd Street
30 Story residential, 191 residential units
2,200 sf commercial
Developer: Encore Housing
Opportunity Fund



59. Southside City Center

501 S Andrews Ave
43 Story Mixed Use Multifamily/Hotel
879 Residential Units, 330 Hotel Units,
207,000 SF Office, 52,000 SF Commercial
Developer: Kygo, LLC.



42. Flagler Village Hotel

* In permit review
315 SW 1st Avenue
18 stories, 195 rooms
2,227 s.f. of retail
Developer: 315 Flagler, LP



49. 790 East Broward

790 E Broward Blvd.
25 stories, 328 residential units
6,871 s.f. of commercial
Developer: Greystar GP II, LLC



52. Las Olas Walk

116 S Federal Hwy
S Tower 6 stories and N Tower 7 stories,
466 residential units, 16,757 SF commercial.
Developer: Las Olas Company Inc.



18. 105 North

105 N. Federal Highway
3 Story retail
45,395 sf retail
\$4.1 million construction value
Developer: HappyLand FL, LLC



9. Fairfield Inn

30 S. Federal Highway
8 Story, 108 hotel rooms.
Developer: LM Hotels, LLC



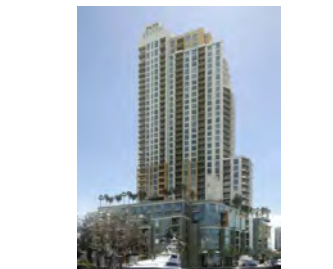
67. Sailboatbend Apartments

425 SW 4th Ave
9 Story Residential Multifamily
110 AFH units
Developer: Housing Authority



19. New River Yacht Club West

* In permit review
315 SW 1st Avenue
36 Story residential, 349 residential units
1,800 sf retail
\$37 million construction value
Developer: Related



40. Las Olas Townhomes

620 NE 2 Street
7 Story residential, 7 residential units
Developer: Cedar Lofts Alliance LLC



56. Archo Metropolitan

500 N Andrews Ave
7 Story Mixed Use Multifamily Residential,
385 residential units, 16,757 SF commercial.
Developer: BR Archo Flagler Village LLC



21. Icon Las Olas

500 E. Las Olas Boulevard
42 Story residential, 312 residential units
Developer: Related



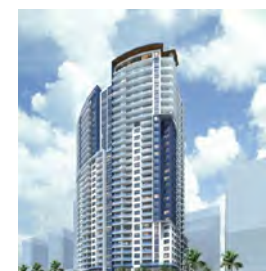
4. One20fourth

120 NE 4th Street
2 buildings, 25 & 14 stories, 386 residential
units
2,100 sf retail
Developer: Ellis Diversified



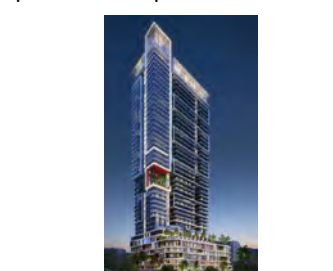
63. Next Las Olas

419 SE 2nd Street
31 Story Mixed Use Multifamily
374 units, 2,733 SF commercial
Developer: SE 2nd Street Owner, LLC.



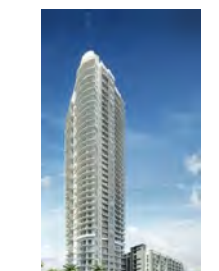
58. Riverwalk Residences

333 N New River Drive
42 Story Mixed Use Multifamily
Residential, ACLF, Memory Care,
297 units, 223,591 SF non-residential.
Developer: John Ropes Riverwalk Plaza



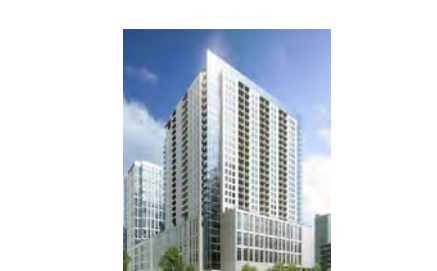
39. 1st Avenue Residences

477 SW 1st Avenue
35 Story residential, 380 residential units
2,700 sf retail
Developer: SWFA, LLC



61. Southeast 2nd Ave

212 Southeast 2nd Ave
15 Story of office
373,400 SF Office, 16,500 SF Commercial
Developer: 212 Partners LLC



34. Morgan on 3rd Avenue

400 NE 3 Avenue
7 Story residential, 350 residential units
4,292 SF commercial
\$75 million construction value
Developer: 441 Developers Putnam Reach



31. Justice Building Restaurants

524 S. Andrews Avenue
7 Story building
10,000 SF commercial, 62,250 SF office.
Developer: Blackhawk Properties



64. RD Las Olas

201 S. Federal Highway
45 Story Mixed Use Multifamily
352 units, 3,200 SF commercial
Developer: Steelbridge Las Olas East LLC



62. Fiori Financial Group

311 SE 7th Street
3 Story office building
15,968 SF Office
Developer: Manhattan Project, LLP



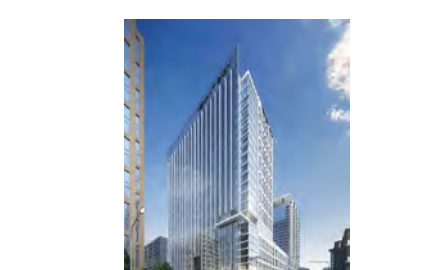
57. FAT City

300 N Andrews Ave
30 Story Mixed Use Multifamily Residential,
612 residential units, 88,192 SF commercial,
163,011 SF office
Developer: NEWJAG LLC



60. 201 East Las Olas

201 E Las Olas
15 Story of office
373,400 SF Office, 16,500 SF Commercial
Developer: Broward College Foundation, Inc.



43. Alta Flagler Village

421 NE 6th Street
12 stories, 214 residential units
2,600 s.f. of commercial
Developer: ALTA Flagler Village, LLC



50. Flagler Storage

125 NW 4th St.
8,942 s.f. of self storage
\$5 million construction value
Developer: Fourth Street LLC



Completed since 2012

35. All Aboard Florida - Parking Facility



2. The Manor, Flagler Village



3. The Edge at Flagler Village



25. All Aboard Florida Rail Station



8. New River Yacht Club



11. VU New River



12. Broward County Courthouse



16. One West Las Olas



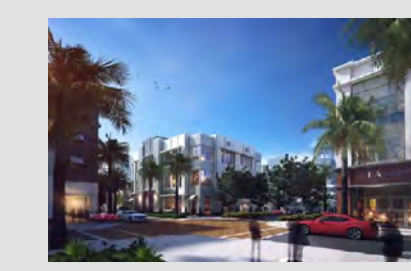
26. Wisdom Village Crossing



13. The Queue



23. 500 Federal - North & 400 Federal - South



10. Amaray Las Olas

